

**MINUTES OF REGULAR MEETING
OF
GREENSBORO PLANNING BOARD
MARCH 16, 2005**

The Greensboro Planning Board met in regular session on Wednesday, March 16, 2005 at 2:30 p.m., in the City Council Chambers, 2nd floor, Melvin Municipal Office Building. Board members present were Acting Chair Julius Koonce, Mike Fox, Stephen Marks, Alan Pike and John Rhodes. Planning staff members present were Dick Hails, Planning Director, Alec MacIntosh, and Ricky Hurley.

APPROVAL OF MINUTES OF THE FEBRUARY 16, 2005 REGULAR MEETING.

Mr. Rhodes moved approval of the minutes of the February 16, 2005 regular meeting as submitted, seconded by Mr. Marks. The Board voted 5-0 in favor of the motion. (Ayes: Marks, Fox, Rhodes, Pike, Koonce. Nays: None.)

PUBLIC HEARINGS:

A. RESOLUTION CLOSING HICKS COURT FROM 115 FEET WEST OF SOUTH MENDENHALL STREET WESTWARD TO ITS END, A DISTANCE OF APPROXIMATELY 105 FEET. (CONTINUED FROM THE FEBRUARY REGULAR MEETING).

Mr. MacIntosh stated that the petitioner has withdrawn this petition. It may be resubmitted later in conjunction with a site plan on abutting property.

B. RESOLUTION CLOSING A 10-FOOT-WIDE UNNAMED ALLEY LOCATED APPROXIMATELY 151 FEET NORTH OF SPRING GARDEN STREET AND RUNNING FROM THE EASTERN RIGHT-OF-WAY LINE OF SOUTH AYCOCK STREET EASTWARD TO ITS END, A DISTANCE OF APPROXIMATELY 126.18 FEET. (RECOMMENDED)

C. RESOLUTION CLOSING A 10-FOOT-WIDE UNNAMED ALLEY LOCATED APPROXIMATELY 406 FEET NORTH OF SPRING GARDEN STREET AND RUNNING FROM THE EASTERN RIGHT-OF-WAY LINE OF SOUTH AYCOCK STREET EASTWARD TO ITS END, A DISTANCE OF APPROXIMATELY 253 FEET. (RECOMMENDED)

Alec MacIntosh stated that these alleys were created sometime between the 1920's and the early 1940's. The alleys are not open and have no utility lines in them. The northern alley is currently part of a UNCG parking lot. On the ground it is indistinguishable from the parking lot pavement on both sides of it. The southern alley contains vegetation within its boundary. Each petition has been signed by the University as owner of 100% of the abutting property frontage. No property is dependent upon either alley for access, and they are not needed for general circulation in the area. The Technical Review Committee (TRC) feels it is quite easy here to make the two required determinations for an alley closing: (1) that the closing is not contrary to the public interest and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress. Therefore, the TRC recommends the alley closings.

Speaking at the public hearing, Mike Byers, UNCG, stated that they hope to construct a new residence hall in this vicinity. They appreciate any consideration by the Board.

Mr. Pike moved to recommend the southern alley closing to City Council, seconded by Mr. Marks.

The Board voted 5-0 in favor of the motion. (Ayes: Koonce, Marks, Pike, Fox and Rhodes. Nays: None.)

Mr. Fox moved to recommend the northern alley closing to City Council, seconded by Mr. Marks. The Board voted 5-0 in favor of the motion. (Ayes: Koonce, Marks, Pike, Fox and Rhodes. Nays: None.)

ANNEXATION PETITIONS:**A. PROPERTY OF CROWN/PISGAH CHURCH, LLC ON WATKINS GLEN ROAD – 0.612-ACRE CONTIGUOUS ANNEXATION. (RECOMMENDED)**

Mr. MacIntosh stated that this property abuts the primary city limits on its south side. It is the rear portion of a property most of which is already inside the city limits and fronting on Pisgah Church Road. The property is within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan. It is now vacant and is intended to become open space and a detention pond for the retail shops proposed on the front part of the property. There are 12-inch and 24-inch water lines across the property frontage in Pisgah Church Road. There also is an 8-inch sewer line in that street. Other City services would be provided to this annexation in the same manner as already provided to the front part of the property. The TRC recommends the annexation.

Charlie Melvin, 300 N. Greene Street, stated that he was present to answer any questions the Board had for him, and that he could do the same for the East Lee Street annexations later on the agenda.

Mr. Marks pointed out that since the property is contiguous with the property on Pisgah Church Road, it makes sense.

Mr. Fox moved to recommend the annexation to City Council, seconded by Mr. Rhodes. The Board voted 5-0 in favor of the motion. (Ayes: Koonce, Marks, Pike, Fox and Rhodes. Nays: None.)

E. PROPERTY OF MARIA W. BEST AT 5011-5015 EAST LEE STREET – 8.93-ACRE SATELLITE ANNEXATION. (RECOMMENDED)

Mr. MacIntosh stated the southwest corner of this property lies across the street from a satellite annexation reviewed and recommended by the Board at its February meeting. The property is within the Tier 1 Growth Area. It is occupied by two homes now but is proposed for development as townhouses and/or single family homes, with a maximum of 42 units. There is an 8-inch water line

alongside the property's southeast corner. There is an 8-inch sewer line a short distance eastward along East Lee Street. The Police Department estimates that, at full buildout, 0.06 additional officers will be needed to serve this area. Other City services would be provided to this annexation in the same manner as to the previously-recommended property across the street. The TRC recommends the annexation.

Mr. Marks moved to recommend the annexation to City Council, seconded by Mr. Rhodes. The Board voted 5-0 in favor of the motion. (Ayes: Koonce, Marks, Pike, Fox and Rhodes. Nays: None.)

E. PROPERTIES OF KATHLEEN B. PEGRAM; SIDNEY L. WRAY, JR.; PATRICIA WRAY;

**DAVID A. WRAY; CATHERINE WRAY; PHILIP WRAY; AND MARY ELIZABETH WRAY
AT 3801-3805 EAST LEE STREET AND 3600-3604 CASTLETON WAY – 28.11-ACRE
SATELLITE ANNEXATION. (RECOMMENDED)**

Mr. MacIntosh stated this property lies about 4,000 feet closer to the primary corporate limits than the satellite annexation just presented. The property is within the Tier 1 Growth Area. It is occupied by two houses now but is proposed for development as up to 80 single family homes. There is an 8-inch water line along the property's frontage, and another one is stubbed to its eastern property line. There is an 8-inch sewer line stubbed to that same property line. The Police Department estimates that, at full buildout, 0.08 additional officers will be needed to serve this area. Other City services would be provided to this annexation in the same manner as to the previously-recommended property to the east on the opposite side of East Lee Street. The TRC recommends the annexation.

Mr. Pike moved to recommend the annexation to City Council, seconded by Mr. Rhodes. The Board voted 5-0 in favor of the motion. (Ayes: Koonce, Marks, Pike, Fox and Rhodes. Nays: None.)

**B. PROPERTY OF JOE BROWN SOUTH OF JOE BROWN DRIVE – 9.237-ACRE
CONTIGUOUS ANNEXATION. (RECOMMENDED)**

Mr. MacIntosh stated that this is a split property south of Joe Brown Drive, which runs eastward off of Highway 29 North. In the 1980s the city did a city-initiated annexation, and in keeping with the State law in effect at that time, the City placed the city limit line on a stream. The entire property has two street frontages inside the city limits, and the annexation is the rear portion (majority) of the total property. There are water and sewer lines in Joe Brown Drive. Provision of other City services will be comparable to the other developments in the immediate vicinity. The Police department estimates .06 additional officers will be needed to service this area. The TRC recommends approval of the annexation.

Mr. Marks moved to recommend this annexation to City Council, seconded by Mr. Rhodes. The Board voted 5-0 in favor of the motion. (Ayes: Koonce, Marks, Pike, Fox and Rhodes. Nays: None.)

**C. PROPERTY OF CANOY W. BLAIR AT 4356 FOUR FARMS ROAD – 2.5-ACRE
CONTIGUOUS ANNEXATION. (RECOMMENDED)**

Mr. MacIntosh stated that this property abuts the primary city limits on its south and east sides. It is within the Tier 1 Growth Area. It is occupied by one house now but is proposed for development of about 20 townhouses. There is a 24-inch water line about 400 feet to the north in Horse Pen Creek Road. The developer would have to extend a water line down Four Farms Road to this property. There is an 8-inch City sewer line next to the southeast corner of the property. The Police Department estimates that, at full buildout, 0.06 additional officers will be needed to serve this area. Other City services would be provided to this annexation in the same manner as to the already-annexed property nearby. The TRC recommends the annexation.

Mr. Pike moved to recommend the annexation to City Council, seconded by Mr. Fox. The Board voted 5-0 in favor of the motion. (Ayes: Koonce, Marks, Pike, Fox and Rhodes. Nays: None.)

**D. PROPERTIES OF BLACK DOG, LLC AND CHUBBS, LLC AT 5819-5823 HIGH POINT
ROAD – 1.509-ACRE SATELLITE ANNEXATION. (RECOMMENDED)**

Mr. MacIntosh stated that, technically, this is a satellite annexation, because this property does not presently touch the primary corporate limits. However, on its north and east sides this property abuts property recently approved for annexation, effective May 31, 2005. As a result, on that date this property will abut the primary city limits. The property is within the Tier 1 Growth Area. It is occupied by one house now but is proposed for development as a car wash and a small office building. There is a 16-inch water line along the frontage in High Point Road. The developer will need to extend a sewer line eastward to the just-approved Sutton Oaks annexation. The Police Department estimates a fairly significant service demand from these uses, based on experiences with other commercial uses on this street. Other City services would be provided to this annexation in the same manner as to the already-annexed commercial properties nearby. The TRC recommends the annexation.

Mr. Rhodes moved to recommend this annexation to City Council, seconded by Mr. Marks. The Board voted 5-0 in favor of the motion. (Ayes: Koonce, Marks, Pike, Fox and Rhodes. Nays: None.)

G. PROPERTY OF KEYSTONE GROUP, INC. AT 1008-1011 RONALD ROAD – 28.42-ACRE SATELLITE ANNEXATION. (RECOMMENDED)

Mr. MacIntosh stated that this property abuts a previous satellite annexation on its north side. The property is within the Tier 1 Growth Area. It is vacant now but is proposed for development as up to 110 single family homes [this number has since been revised to 90]. There is an 8-inch water line in Brushy Fork Drive a short distance east of the property's northeast corner. It will be the developer's responsibility to extend a water line to its property. There is an 8-inch sewer line and a City lift station just west of the western property line. The Police Department estimates that, at full buildout, 0.08 additional officers will be needed to serve this area. The Fire Department points out that this annexation would reinforce the already-identified need for a new station in the Randleman Road area. Provision of other City services to this annexation would involve about half a mile of additional vehicle travel as compared to the previously-annexed property to the north, unless a little additional property can be acquired to the east to allow Brushy Fork Drive to be extended into the petitioned-for property. The TRC does recommend the annexation as presented, but would recommend it more heartily if it reached eastward to connect with the end of Brushy Fork Drive. The Board inquired as to the developer's ability to acquire some additional property so as to be able to connect up to Brushy Fork Drive soon, as opposed to leaving a missing link in the street system for the time being. Mr. MacIntosh responded that he did not have any definite knowledge as to whether or not the petitioner had approached the adjacent owner, but it would make sense to do so from the standpoints of cost saving and service efficiency.

Mr. Pike moved to recommend the annexation to City Council, seconded by Mr. Fox. The Board voted 5-0 in favor of the motion. (Ayes: Koonce, Marks, Pike, Fox and Rhodes. Nays: None.)

EASEMENT RELEASES:

- A. RESOLUTION AUTHORIZING RELEASE OF 6 FEET OF A 10-FOOT UTILITY EASEMENT ON THE EAST SIDE OF THE PROPERTY AT 702 WAYCROSS DRIVE. (APPROVED)**
- B. RESOLUTION AUTHORIZING RELEASE OF ALL OF A 15-FOOT UTILITY EASEMENT RUNNING ACROSS THE REAR OF THE PROPERTY AT 109 WEST ELMSLEY DRIVE. (APPROVED)**

Mr. MacIntosh reported that all the easement releases had been reviewed by the affected utility companies and City departments, which were in agreement with the releases. The TRC recommended approval.

Mr. Pike moved approval of these two easement releases, seconded by Mr. Fox. The Board voted 5-0 in favor of the motion. (Ayes: Koonce, Marks, Pike, Fox and Rhodes. Nays: None.)

ITEMS FROM THE DEPARTMENT:

Mr. Hails reported that City Council was planning on further discussions about the possible merger of the Planning Board and Zoning Commission. Council have been provided with a survey and summary of comments made by the Board and Commission members. Discussion is tentatively set for the March 22nd Council work session.

APPROVAL OF ABSENCES:

Mr. Rhodes moved approval of the absences of Patrick Downs, Dick Hall, J.P. McIntyre and Tim Bryson, seconded by Mr. Pike. The Board voted 5-0 in favor of the motion. (Ayes: Koonce, Rhodes, Fox, Marks, and Pike. Nays: None.)

Mr. Hails stated that there has been some discussion about Board and Commission members absences and guidelines relevant to absences. The overall City policy is if a member misses all meetings within a three month period without certain emergency conflicts, that member is subject to removal. He will get more information and pass it along to members.

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There being no further business before the Board, the meeting was adjourned at 3:45 p.m.

Respectfully submitted,

Richard W. Hails, AICP
Planning Director

RWH/ts.ps